City of Seattle

Department of Construction & Inspections

DESIGN REVIEW

EARLY DESIGN GUIDANCE OF THE NORTHEAST DESIGN REVIEW BOARD

Record Number:	3032046-EG
Address:	1320 East Pine Street
Applicant:	John Schack, Revolve Development
Date of Meeting:	Wednesday, September 26, 2018
Board Members Present:	Andrew Haas (Chair) Betsy Anderson AJ Taaca Alastair Townsend
Board Members Absent:	Melissa Alexander
SDCI Staff Present:	Lindsay King

SITE & VICINITY

Site Zone: Neighborhood Commercial with a Pedestrian Overlay (NC3P-40)

Nearby Zones:		
	(North)	LR3
	(South)	NC3P-65
	(East)	NC3P-40
	(West)	NC3P-40

Lot Area: Approximately 17,460 sq. ft.

Current Development:
The lot proposed for development includes three parcels with an existing surface parking lot.

Surrounding Development and Neighborhood Character:
The subject site is an 'L" shaped lot located along located E Pine Street and 14th Avenue E. The L shaped lot is located at the northwest corner of the intersection and surrounds an existing 1-story commercial development addressed at 1603 14th Avenue. The subject lot and lots to the east and west are zoned NC3P-65. Lots to the south are zoned NC3P-65. Lots to the north are zoned LR3. A City of Seattle Fire Station is located along the west property line. To the north is an existing townhouse development. To the east, across 14th Avenue, and to the south, across E Pine Street are existing mixed-use developments. The site is located in the Capitol Hill Urban Center and Pine Street is a designated pedestrian street. The site is also located in the Pike Pine Design Guideline and Conservation Area. E Pine Street and 14th Avenue are arterial streets. The immediate context includes a variety of commercial and residential uses. The site contains approximately 10 feet of grade change from the southwest corner, the low point of the site, to the northwest corner, the high point of the site.

Access:
The site has vehicular access from E Pine Street and 14th Avenue.

Environmentally Critical Areas:
The site contains a Steep Slope Environmentally Critical Area.

PROJECT DESCRIPTION
Design Review Early Design Guidance application for a 4-story, 78-unit apartment building. Parking for 38 vehicles proposed.

The design packet includes information presented at the meeting, and is available online by entering the record number at this website:
http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx

The packet is also available to view in the file, by contacting the Public Resource Center at SDCI:

Mailing Address:	**Public Resource Center** 700 Fifth Ave., Suite 2000 P.O. Box 34019 Seattle, WA 98124-4019
Email:	PRC@seattle.gov

PUBLIC COMMENT
The following public comments were offered at this meeting:

- Pleased the proposed design considers the adjacent Fire Station.
- Would like to see the 14th Avenue stoops enhance the residential character of the street.
- Felt the 10-foot deep building overhang may create a shaded and gloomy environment at street level.
- Expressed support for the stacked box design concept with the interior courtyard. Future development along shared property lines should add to the interior courtyard space.
- Expressed concern that the stacked-box design concept my not be realized given the technical and financial resources necessary to execute a quality design.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number: http://web6.seattle.gov/dpd/edms/

PRIORITIES & BOARD RECOMMENDATIONS
After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

1. **Architectural Concept, Massing and Materials.** The Board noted the EDG packet includes a comprehensive urban design analysis and a logical sequence for the massing alternatives given the unique site shape. The majority of the Board supported the preferred massing alternative, with the south facing courtyard. The Board expressed excitement with the bold and innovative 'stacked-box' design concept and relied heavily on the precedent images provided in the EDG Package (page 14- upper right, 15- middle/upper right, 16 upper right, page 18, and page 39-40) to provide guidance.
   a) Clearly define the box frame to articulate individual box massing elements. (CS2-A, DC2-B)
   b) Provide façade depth, and angled planes, to add texture to the façade, and provide a second level of box articulation. (CS2-A, DC2-B)
   c) Utilize a limited material palette consisting of natural, quality materials. The Board expressed support for the use of natural wood and materials that read like concrete. (CS2-A, DC2-B, DC4-A)

d) Include a fine grain of architectural and material detailing to create a cohesive design. Integrate venting and consider using balconies to soften the façade. (CS2-A, DC2-B, DC4-A)
e) The Board requested to see illustrations of the building, with the adjacent context, from the four corners approximately a block away, at the Recommendation Meeting. (CS2-A, DC2-B, DC4-A)

2. **Pine Street.** The Board agreed the single-story Pine Street commercial space needed further development.
   a) Carry the 'stacked box' design concept to street level, similar to the massing shown on page 21. The Board noted the location on Pine Street required a unique and special expression. (CS2-A, CS3-A, DC2, PL3-IV)
   b) The Board urged the team to consider a double height commercial space on Pine Street. The Board agreed the datum of the existing buildings should not dictate the future building massing. (CS2-A, CS3-A, DC2)
   c) Include space to provide outdoor seating similar to the commercial uses across the street. (PL1-A, PL2, PL3-C, PL3-IV)
   d) Treat any ground-level blank walls to reinforce the design concept. Consider incorporating glazing and/or lighting. (CS2-A, CS3-A, DC2, PL3-IV)

3. **14th Avenue Streetscape.** The Board appreciated the ground level residential units along 14th Avenue and supported the concept of individual stoops, with direct stairs, as shown on page 18 of the EDG packet. The Board expressed some reservation about the depth of the building overhang and provided the following guidance.
   a) Study the design treatments for the stoops in plan and section:
      a. Determine the optimal proportion (height and depth) to allow light into the stoops (PL2-B, PL3-B, PL3-II and II),
      b. Provide sufficient depth to create residential privacy without the use of blinds (PL2-B, PL3-B, PL3-II and II),
      c. Utilize a combination of grade change and landscaping to provide a semi-private transition space (PL2-B, PL3-B, PL3-II and II), and
      d. Define the private porch space but maintain clear sight lines to the street. (PL2-B, PL3-B, PL3-II and II)
   b) The Board noted they would be open to a ground level setback departure request if it's necessary to respond to the early design guidance for the stoop design. (PL2-B, PL3-B, PL3-II and II)

4. **West facade above the fire station.** The Board noted the west façade above the fire station would likely be visible for the life of the building. The Board agreed the west façade should be modified to articulate the 'stacked box' design concept.
   a) Provide depth to the façade, include shifts in the massing, and deeper insets, to clearly articulate the 'stacked box' forms. (CS2-A, DC2-B, DC4-A)
   b) Include sufficient depth in the facade articulation to provide additional glazing. (CS2-A, DC2-B, DC4-A)

5. **North Cottage Row.** The Board expressed support for the cottage design concept shown on page 36 of the EDG packet. The Board appreciated the additional ground level setback but felt additional detail was necessary to fully understand the function of the space.
   a) In plan view, demonstrate how the interior programming will activate the setback space. In plan and section, demonstrate the setback space is a sufficient width to facilitate urban outdoor living. (PL3-B, PL3-II)
   b) Clarify how pedestrian access will be accommodated or discouraged from the street. The Board discouraged the use of a gate. (PL3-B, PL3-II)
   c) Develop the south façade to minimize privacy impacts for the adjacent residential development. At the Recommendation meeting the Board requested a privacy study for the north façade. (CS2-D5)

6. **Landscape.** The Board expressed support for the landscaping concepts articulated on page 32-33 of the EDG packet. The Board provided guidance to maximize landscaping, consider unit livability, and articulate the 'stacked box' design concept within the courtyard and roof deck. (DC4-D)

7. **Ground Level Programming.** The Board agreed the ground level programming needed further attention.
   a) At the Recommendation Meeting demonstrate how the garage access provides clear site lines to passing pedestrians while also minimizing the visual impacts. (DC1-B, DC1-C, DC1-II)
   b) At the Recommendation Meeting clarify the location for street-level garbage staging. Provide details on how the space will be treated to minimize visual impacts. Provide a study of positive precedents within the city. (DC1-B, DC1-C, DC1-II)
   c) At the Recommendation Meeting provide details for the garage door and other back of house access doors. (DC1-B, DC1-C, DC1-II)
   d) Locate the bike room so that is easily accessible. (DC1-B2)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

At the time of the Early Design Guidance meeting the following departures were requested:

1. **Setback (SMC 23.47A.014 B3):** The Code requires a 15-foot setback above a height of 13 feet when a lot abuts a residential zone. An additional 2-foot setback is required above 40 feet in height. The applicant proposes to maintain a 15-foot setback to a height of 44 feet.

The Board indicated early support for the requested departure. The departure allows the building to maintain a consistent façade for the entire height of the structure rather than stepping back at the very top of the structure. The Board noted that maintaining a uniform wall is important to express a consistent 'stacked box' design concept at each floor level. With the provided guidance the project will better meet the intent of adopted Design Guideline DC2-B Architectural Concept.

DESIGN REVIEW GUIDELINES

The Citywide and Neighborhood guidelines recognized by the Board as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. For the full text please visit the Design Review website.

CONTEXT & SITE

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

Pike Pine Supplemental Guidance:

CS2-I Location in the City and Neighborhood

CS2-I-i. Architectural presence: Retain as much of the existing physical context as possible with new development.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

Pike Pine Supplemental Guidance:

PL1-I Network of Open Spaces

PL1-I-iv. Right-of-Way Greening: Enhance the public realm of the street to provide a connecting open space network.

PL1-II Walkways and Connections

PL1-II-ii. Focal Points and Amenities: Create focal points to draw in pedestrians, and consider opportunities for open space and other amenities such as gardens, courtyards, fountains, lighting and seating to unite different uses in the interior of the block.

PL1-II-iii. Entrance Design and Location: Design and locate entrances to be highly visible, with logically aligned connections to two or more public streets.

PL1-II-v. Accommodate Pedestrians and Attractions: Provide pathways wide enough to accommodate both active pedestrian movement and the attractions and amenities noted above (typically at least 12 feet).

PL1-II-vi. Complement an Active Street Environment: Any network of through-block connections should complement, not supplant, an active public street environment.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

Pike Pine Supplemental Guidance:

PL2-II Pedestrian Amenities

PL2-II-i. Include Pedestrian Amenities in New Development: Design new development with pedestrian amenities such as street trees, pedestrian lighting, overhead weather protection, benches, newspaper racks, public art, and bike racks.

PL2-II-ii. Design Landscaping to Accommodate Active Use: Design landscaping and streetscape treatments to accommodate the active use of sidewalk space along Pike/Pine commercial streets, responding to high pedestrian volumes during daytime and evening hours.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

Pike Pine Supplemental Guidance:

PL3-I Residential Entries

PL3-I-i. Visually Prominent Entries: Design entries for residential buildings and residents' entries to mixed-use buildings to be visually prominent and feature weather protection, special lighting and architectural enhancements.

PL3-I-ii. Entry Design: Residential entryways that feature heavy or contrasting trim, distinctive materials and a link to the surrounding streetscape are encouraged.

PL3-II Residential Edges

PL3-II-i. Ground Floor Residence Location: Ground floor residences facing the street are generally limited to the north-south side streets west of Broadway, in response to neighborhood context.

PL3-II-ii. Security and Privacy: Design ground floor residences for security and privacy by setting the units back from the street, raising the units above the sidewalk grade sufficiently to prevent direct eye contact between pedestrians and residents in interior spaces, or a combination of the two.

PL3-IV Retail Edges

PL3-IV-i. Ground Floor Retail Edge Design: Design the ground floor retail edge of new developments to enhance street-level activity and maintain a small-scale, pedestrian-oriented character.

a. Provide the high floor-to-ceiling heights and transparent street facades characteristic of older commercial buildings;
b. Incorporate elements commonly found in street-level facades, such as clearly defined primary entrances and large display windows, and consider features such as shallow recesses at entries or arcades to add variety;
c. Provide weather protection and architectural emphasis for entrances to street-level commercial uses;
d. Promote social mixing through street-level design that encourages interaction between activities in interior spaces and the outdoor, public street environment; and
e. Provide flexible ground-level space that is adaptable to a wide variety of uses, ranging in size to accommodate a variety of businesses, especially spaces suitable for small, local businesses.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever

possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

Pike Pine Supplemental Guidance:

DC1-II Vehicular Access and Circulation

DC1-II-i. Garage Entryways: Design garage entryways facing the street to be compatible with the pedestrian entry to avoid a blank façade.

DC1-II-ii. Character Structures: For projects that include character structures, use original vehicular access façade openings to accommodate loading and vehicular access where possible.

DC1-II-iii. Access to Parking and Service Areas: To minimize curbcut interruptions along street frontages, consider opportunities for sharing parking and service access with abutting development.

DC1-II-iv. Screening Parking Areas: Locating parking below grade or separating parking areas from the street by other uses as much as possible is preferred.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).
DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.
DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept
DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

Pike Pine Supplemental Guidance:

DC3-I Residential Open Space

DC3-I-i. Balconies: Locate balconies to respond to neighborhood context and enhance livability for residents.

a. Upper level balconies should be designed to provide usable open space and articulation and are most appropriate on streets where a residential emphasis is desired.
b. On active commercial streets, balconies should be provided at the rear or sides of the building, or interior courtyard, instead of the street frontage.

DC3-II Streetscape Landscaping

DC3-II-i. Complement Open Spaces: Locate and design street level landscaping to complement open space areas on the development site and to soften street edges.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.
DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

BOARD DIRECTION

At the conclusion of the EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application.